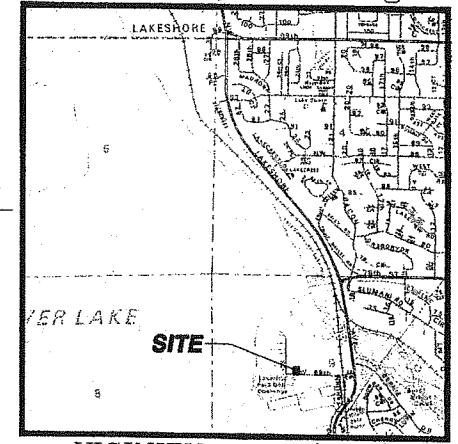


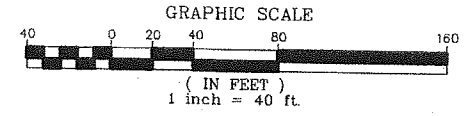
**BRAITHWAITE INFILL S.P.**  
A Preliminary Infill S.P. within  
in a portion of the NW 1/4 of  
Sec. 9, T2N., R1E., W.M.  
Clark County, Washington



**VICINITY MAP (NTS)**

OWNER:  
MERVIN JOHNSON  
2310 NW 69th STREET  
VANCOUVER, WA 98665

CONTACT:  
JOEL STIRLING  
2208 E. EVERGREEN BLVD. SUITE A  
VANCOUVER, WA 98661  
PH.: (360) 759-1794  
FAX: (360) 759-4983  
EMAIL: JOEL@STERLING-DESIGN.BIZ



**10. PROPOSED DEVELOPMENT  
(I.E., LAND DIVISION) PLAN**

- SCALE 1"=30'
- SHEET SIZE 24" x 36"
- GENERAL INFORMATION**
- APPLICANT/CONTACT:  
JOEL STIRLING  
2208 E. EVERGREEN BLVD.  
VANCOUVER, WA 98661  
PH. (360) 759-1794  
JOEL@STERLING-DESIGN.BIZ
- PROPERTY OWNER:  
MERVIN JOHNSON  
2310 NW 69th STREET  
VANCOUVER, WA 98665  
MAIL@STERLING-DESIGN.BIZ
- AREA: 1.55 ACRES
- TAX LOT: 106
- SERIAL NUMBER: 146722-000
- SITE ADDRESS: 2310 NW 69th ST.  
VANCOUVER, WA 98665
- ZONING: R1-S
- COMPREHENSIVE PLAN: UL

**EXISTING CONDITIONS**

- Environmental**
- TOPOGRAPHY IS SHOWN ON THE PROPOSED DEVELOPMENT PLAN.
- THERE ARE NO ON SITE WATERCOURSES (STREAMS, RIVERS, ETC.) OR AREAS PRONE TO FLOODING AS SHOWN.
- THERE ARE NO KNOWN FEMA DESIGNATED FLOODPLAINS, FLOOD FRINGE, OR FLOODWAYS ON THE SITE.
- THERE ARE NO DESIGNATED SHORELINE AREAS ON THE SITE.
- THERE ARE NO WETLAND AREAS ON THE PROPERTY.
- THERE ARE NO WETLAND DELINEATION AREAS ON THE PROPERTY.
- THERE ARE NO KNOWN UNSTABLE SLOPES OR LANDSLIDE HAZARD AREAS.
- THERE ARE NO KNOWN SIGNIFICANT WILDLIFE HABITAT AND VEGETATION AREAS.
- THERE WERE NO ARCHAEOLOGICAL RESOURCES LOCATED ON THE SITE BY ARCHAEOLOGICAL INVESTIGATIONS NW, INC.
- Land Use and Transportation**
- THE PROPOSED SITE AREA IS APPROX. 1.55 ACRES (67,518 SQ.FT.). THE LAYOUT AND DIMENSIONS OF THE EXISTING PARCEL ARE SHOWN ON THIS PLAN.
- THERE ARE NO EXISTING STRUCTURES ON-SITE AS SHOWN.
- EXISTING ACCESS, DRAINAGE & UTILITY EASEMENTS LOCATIONS & WIDTHS ARE AS SHOWN.
- NAME, LOCATION & WIDTH OF EXISTING RIGHT OF WAY IS SHOWN ON PLAN.
- LOCATIONS & DIMENSIONS OF CENTERLINE & RIGHT-OF-WAY FOR NE NE 69th AVE. IS SHOWN ON THE PROPOSED DEVELOPMENT PLAN.
- NAME, LOCATION, WIDTH & SURFACING MATERIAL OF ROADWAY & EASEMENTS AND WHETHER PUBLIC OR PRIVATE ARE AS SHOWN.
- LOCATION OF EXISTING DRIVEWAYS ALONG WITH SPACING FROM EDGE TO EDGE ALONG NE 69th AVENUE ARE SHOWN ON THE PROPOSED DEVELOPMENT PLAN.
- LOCATION & WIDTH OF PEDESTRIAN & BICYCLE FACILITIES WITHIN 100' OF THE SITE ARE AS SHOWN ON THE PLAN.
- THERE ARE NO TRANSIT ROUTES & STOPS WITHIN 600' OF THE DEVELOPMENT SITE. (PER THE GIS PACKET)

- Water and Sewer**
- THE NEAREST EXISTING FIRE HYDRANT IS LOCATED ON THE NORTH BOUNDARY.
- THERE ARE NO KNOWN SEPTIC SYSTEM(S) OR WELLS(S) AS SHOWN.
- EXISTING SEWAGE DISPOSAL SYSTEMS AND WELLS WITHIN 100' OF THE PROPOSED SITE ARE AS SHOWN AS AVAILABLE PER THE CLARK COUNTY HEALTH DEPARTMENT.

**PROPOSED IMPROVEMENTS**

- Environmental**
- THERE ARE NO WETLAND AREAS/PROTECTED AREAS ON-SITE. THERE ARE NO HABITAT AREAS OR ENHANCEMENT AREAS ON-SITE.
- Land Use and Transportation**
- THE CONFIGURATION & DIMENSIONS OF BOUNDARIES, PROPOSED LOTS, DRAINAGE TRACTS & EASEMENTS ARE SHOWN ON THE PLANS. THERE ARE OPEN SPACES PROPOSED WITH THIS PROJECT (SEE TRACT B).
- DIMENSIONS OF ALL PROPOSED EASEMENTS ARE SHOWN ON THIS PLAN.
- THERE ARE NO EXISTING STRUCTURES ON-SITE.
- ALL LOCATIONS AND DIMENSIONS OF ROAD RIGHT-OF-WAYS ON OR ADJACENT TO THE SITE ARE SHOWN ON THE PLAN.
- THE PROPOSED SITE IS NOT LOCATED WITHIN MX DISTRICT.
- NO PEDESTRIAN FACILITIES ARE PROPOSED WITH THIS PROJECT.
- THERE ARE NO TRANSIT ROUTES FRONTING THE SITE.
- LOCATION AND WIDTH OF PROPOSED PEDESTRIAN IMPROVEMENTS ARE SHOWN ON PLAN, AND THERE ARE NO NEW BICYCLE IMPROVEMENTS PROPOSED.
- THE WIDTH & SURFACE MATERIAL OF PROPOSED ROADWAYS ARE SHOWN ON THIS PLAN.
- THERE ARE NO ROAD SEGMENTS IN EXCESS OF 15% GRADE THAT ARE ON THE SITE OR WITHIN 500' OF THE SITE.
- ALL ROADS THAT PROVIDE ACCESS TO SITE WITHIN 500' OF THE SITE ARE SHOWN ON THIS PLAN.
- SITE DISTANCE AT ALL DRIVEWAYS CAN MEET THE REQUIREMENTS OF THE CLARK COUNTY ROAD STANDARDS AT THE TIME OF SITE DEVELOPMENT.
- THE PROPOSED PROJECT IS NOT FOR A CU, MP, PUD, MX OR SITE PLAN.

**LANDSCAPE PLAN**

- N/A
- SIGN PLAN**
- THE PROPOSED PROJECT IS NOT FOR A CU, MP, PUD OR SITE PLAN.
- OUTDOOR LIGHTING PLAN**
- THE PROPOSED PROJECT IS NOT FOR A CU, MP, PUD OR SITE PLAN.

**SITE DENSITY DATA:**

TOTAL AREA: 1.55 ACRES (67,518 sq.ft.)
TOTAL PROPOSED LOTS: 8
MINIMUM LOT AREA: 6,731 sq.ft.
MAXIMUM LOT AREA: 8,273 sq.ft.
AVERAGE LOT AREA: 7,464 sq.ft.

**SHEET INDEX**

PROPOSED DEVELOPMENT PLAN W/EXISTING CONDITIONS	1
TOPOGRAPHIC BOUNDARY SURVEY	2
PROPOSED STORMWATER PLAN	3

**ATTACHED**

APPROVED STREET & STORM PLAN "THE COVE"	6 OF 15
APPROVED SIGNING & STRIPING PLAN "THE COVE"	14 OF 15

**SITE INFORMATION**

ALIGNMENT & FIELD DATA: LATITUDES NW, INC. (360) 213-0466	Scale: 1"=40'
SOIL TYPE(S): HYDROLOGIC GROUP: B & C Hob, HoG & GeB	AASHTO CLASSIFICATION: A-4 & A-6
SOILS TESTING BY: DEEP RIVER GEOTECHNICAL (503) 658-2331	DATE: JUNE 3, 2009
SITE LOCATION: CLARK COUNTY, WA	APPROX. SURFACE ELEV.: 32'-40'
SITE AREA: 1.55 ACRES	PREPARED BY: S:\430-BRAITHWAITE\PROJ\PRO
Project Number: 09-430	Design/Drawn: JGS/BC
Drawing Date: JUNE 2009	Sheet 1 of 3 Sheet(s)

**• TIER I INFILL  
PAC2009-00062**

NOTE:  
Existing utilities shown are approximate only from utility records and as visible at the site. Contractor shall verify presence, location, depth & slope of any and all existing utilities prior to construction. Contact One Call Concepts at (800) 424-5555.

PREPARED BY:  
STERLING DESIGN INC.  
2208 E. EVERGREEN BLVD  
SUITE A  
VANCOUVER, WA 98661  
PH. (360) 759-1794  
FAX (360) 759-4983  
mail@sterling-design.biz

**STERLING  
DESIGN INC.**

Sheet Description:  
**PROPOSED DEVELOPMENT PLAN  
W/EXISTING CONDITIONS**

Project:  
**JACK H. BRAITHWAITE  
INFILL SHORT PLAT**

